

APPROVED 5-8-08

The meeting opened at 7:10 p.m. Present were Anderson, McDonough, Jeton, Bevacqua, Brown, and Ranalli

PETITION NO. 3741

PETITIONER: Lowe

PREMISES AFFECTED: 68 Pleasant Street

MEMBERS: McDonough (Chair), Jeton (Clerk), Ranalli, Brown

Brown made a motion to alter the original denial to make it a denial without prejudice. Jeton seconded the motion to deny without prejudice. The Board voted (3-1) to deny without prejudice. (McDonough opposed). Ranalli will write the decision.

PETITION NO. 3740

PETITIONER: Northfield Commons

PREMISES AFFECTED: 57, 59 North St., 5, 7 Webster St.

MEMBERS: Anderson, Bevacqua McDonough, Ranalli, Jeton, Brown

Attorney Smolak waived the reading of the public notice & gave a Power-point presentation of the project: located 1/5 miles from River Rd/Rt 93/Rt 495, in SRC residential/commercial area, 5 lots totaling 14.2 acres total, with walking trails & clubhouse. The same site as a prior proposal (Windmill Estates). Andover Housing Partnership Committee (AHPC) issued an endorsement in June '06, had IDR's with Town Dept. comments - which have been incorporated into the latest plan / resolution report dated 11/12/07. Chris Huntress, landscape architect, presented exterior views of the existing conditions & the proposed development: single families on East side, duplex/triplexes on North St., access road across from Somerset Dr., village green at center, allies for vehicles/garages, & 2 multi-story buildings of garden units at southern end of site. Craig St. Peter, civil engineer with Pennoni, gave an overview of the utilities, storm-water mitigation & sewer. He noted that the infrastructure is outside of the 25' no-disturb zone enforced by Conservation Commission, that nearly 5,000 sq. ft. of wetlands will be disturbed, but will be replicated and that the project will be construct in 5 phases. Jason Adams, traffic engineer with McMahon & Associates. reviewed traffic impacts & highlighted traffic counts, volumes at peak a.m. & p.m. hours, trip generation from the project, capacity analysis at a 2012 no build condition, sight distance analysis. No major adverse impact was anticipated with the construction of Northfield Commons. Anderson then opened discussion to the public. Several residents had questions and comments about the traffic data presented by Adams, arguing that North St. is used as a cut-through, school & density issues. McMahon did traffic counts in June after school was out. Anderson asked Smolak to get actual counts of a.m. /p.m. peak school hours. The Board also asked McMahon to consider Rt. 93 traffic conditions & bad weather. Adams explained that the road is now performing in the A's + B's based on vehicle delay for each movement. It is a Level C turning onto Webster St. & Level B turning onto Somerset Dr. He added that the volume to capacity ratio helps determine how much traffic can be added without changing the level of service. It was suggested to include the intersection of North St., Mt. Vernon St. & Greenwood Rd. The Board discussed speed limits (actual & posted). Residents also asked about sewer types, wetlands, the condo association, new curb cuts, interior site roadway, trash, reserve funds for site maintenance (Anderson suggested making reserve funds a condition of approval), landscaping, snow plowing / removal, on site parking layout, & bus stop location, alternative access configuration onto project, 57 North St., pedestrian access to site, School Committee involvement in the public hearing

process, sound barrier between site & gun club, and buffers, among other issues. Anderson noted the public's concern with the traffic study: more consideration & answers needed, that the peer review examines it closely & to get answers to their concerns.

From 9:14 - 9:22 p.m. the Board took a break.

The Board discussed the gun club's concerns about safety of new residents. The applicant agreed to a restriction in the covenant / deed to prevent residents from taking action against the club. They also discussed whether the units can be rented. The applicant agreed to limit the units to being owner-occupied. Anderson reminded the public that Ch. 40B limitations prevent the Board from imposing unreasonable requirements that aren't required of anyone else. The applicant will file with Conservation Commission regarding wetlands. Anderson asked McMahon to check with the Andover Police Dept. regarding accidents on North St. in response to comments about increased risk of accidents.

The Board will conduct a site visit on Wednesday, November 21, 2007 at 7:30 a.m. at 69 North St. A peer consultant for traffic will be selected, but additional analysis will be awaited before a review is conducted. The next meeting will be on 12/6/07 to choose a traffic peer consultant & discuss the scope of the peer review. McDonough made a motion to continue to 12/6/07. Brown seconded the motion & the Board voted (6-0) to continue the hearing to 12/6/07. On 12/6/07 the next meeting will be scheduled. The meeting adjourned at 9:55 p.m.